

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
APRIL 16, 2015**

**Work Session
10:30 a.m.
Warren Green Building
Second Floor Conference Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, April 16, 2015, beginning at 10:30 a.m., in the Warren Green Building, Second Floor Conference Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Anderson, Ms. Kimberley Johnson, Ms. Holly Meade, Mr. Chuck Floyd, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Mr. Don Del Rosso, Ms. Wendy Wheatcraft, Mr. Ben Holt and Ms. Heather Jenkins.

ED RISSE PRESENTATION

REZONING – REZN-15-002660 – BEALTON FINANCIAL, LLC (OWNER/APPLICANT) – WEXFORD VILLAGE

Mr. Adam Shellenberger reviewed the application.

SPECIAL EXCEPTION AMENDMENT – SPEX-15-002645, FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNER)/FAUQUIER COUNTY FIRE & RESCUE (APPLICANT) – FAUQUIER COUNTY FIRE & RESCUE TRAINING FACILITY

Mr. Ben Holt reviewed the application.

COMPREHENSIVE PLAN AMENDMENT, REZONING AND SPECIAL EXCEPTION – COMA-15-002657, REZN-15-002655 & SPEX-15-002656, VIRGINIA ELECTRIC AND POWER COMPANY (OWNER/APPLICANT) – REMINGTON SOLAR FACILITY

Mr. Don Del Rosso reviewed the application.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002765 – A ZONING ORDINANCE TEXT AMENDMENT TO SECTION 5-104 TO INCREASE THE SIZE OF ACCESSORY DWELLING UNITS ALLOWED IN THE RA AND RC ZONING DISTRICTS AND TO CHANGE HOW FLOOR AREA IS MEASURED IN ALL DISTRICTS

Ms. Kimberley Johnson reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002766 – A ZONING ORDINANCE TEXT AMENDMENT TO SECTIONS 3-308, 5-805.1 AND 6-102 TO ALLOW A RECREATIONAL VEHICLE TO BE TEMPORARILY UTILIZED AS A DWELLING UNIT WHEN REPAIRING OR REBUILDING AFTER CASUALTY OR NATURAL DISASTER.

Ms. Kimberley Johnson reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002767 – A ZONING ORDINANCE TEXT AMENDMENT TO SECTION 3-300 TO REDUCE THE APPROVAL REQUIREMENTS FOR SOME COMMERCIAL USES.

Ms. Kimberley Johnson reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002807 – A ZONING ORDINANCE TEXT AMENDMENT TO SECTION 4-102 TO REDUCE THE MINIMUM ACREAGE FOR THE ESTABLISHMENT OF A PLANNED RESIDENTIAL DEVELOPMENT.

Ms. Kimberley Johnson reviewed the proposed amendment.

3rd RENEWAL OF THE FIERY RUN AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002737

Mr. Ben Holt reviewed the renewal.

4th RENEWAL OF THE ROUTTS HILL AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002738

Mr. Ben Holt reviewed the renewal.

3rd RENEWAL OF THE THUMB RUN AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002739

Mr. Ben Holt reviewed the renewal.

2nd RENEWAL OF THE TRUMBO HOLLOW AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002740

Mr. Ben Holt reviewed the renewal.

20th ADDITION TO THE MARSHALL/WARRENTON AGRICULTURAL AND FORESTAL DISTRICT - AGFO-15-002536

Mr. Don Del Rosso reviewed the proposed addition.

22nd ADDITION TO THE SOUTHERN FAUQUIER AGRICULTURAL AND FORESTAL DISTRICT - AGFO-15-002575

Mr. Don Del Rosso reviewed the proposed addition.

COMPREHENSIVE PLAN, CHAPTER 1 – VISION POLICIES DISCUSSION

Mr. Andrew Hopewell reviewed the proposed amendment.

APPROVAL OF MINUTES – MARCH 19, 2015 AND APRIL 1, 2015

Planning Commission members discussed the minutes, one amendment was made.

PLANNING COMMISSIONERS' TIME

Planning Commission members discussed the site visit schedule and determined no site visits were needed. Mr. Meadows noted his success with getting the anti-horse tripping bill signed.

The meeting was adjourned at 5:00 p.m.

<p><i>Regular Meeting 6:30 p.m. Warren Green Meeting Room 10 Hotel Street, Warrenton, Virginia</i></p>

The Fauquier County Planning Commission held its regular meeting on Thursday, April 16, 2015, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Mr. Ken Alm, Chairperson; Ms. Adrienne Garreau, Vice-Chairperson; Mr. Bob Lee, Mr. John Meadows and Mr. Dell Ennis. Also present were Ms. Mary Catherine Anderson, Ms. Holly Meade, Ms. Kimberley Johnson, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Ms. Heather Jenkins, Mr. Don Del Rosso and Mr. Ben Holt.

1. **APPROVAL OF MINUTES** – March 19, 2015 and April 1, 2015

On motion made by Ms. Adrienne Garreau and seconded by Mr. Bob Lee, it was moved to approve the March 19, 2015 as amended and the April 1, 2015 minutes.

The motion carried unanimously.

<p><i>Public Hearings</i> <i>6:30 p.m.</i> <i>Warren Green Meeting Room, First Floor, 10 Hotel Street</i> <i>Warrenton, Virginia</i></p>
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1. **CITIZENS' TIME**

Mr. Lewis Ray, Cedar Run District, spoke in reference to proposed railroad communication towers and questioned if they could be used for citizens.

2. **ANNOUNCEMENTS**

None.

3. **3rd RENEWAL OF THE FIERY RUN AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002737** (Ben Holt, Staff)

4. **4th RENEWAL OF THE ROUTTS HILL AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002738** (Ben Holt, Staff)

5. **3rd RENEWAL OF THE THUMB RUN AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002739** (Ben Holt, Staff)

6. **2nd RENEWAL OF THE TRUMBO HOLLOW AGRICULTURAL AND FORESTAL DISTRICT – AGFO-15-002740** (Ben Holt, Staff)

The staff report presentation was dismissed.

Mr. Ken Alm opened the public hearing.

Ms. Jessica Swan, Marshall District, spoke in support of the Agricultural and Forestal District program and its benefits for farming.

In that there were no further speakers, Mr. Ken Alm closed the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. Bob Lee, it was moved to forward items 3 through 6 to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

7. **20th ADDITION TO THE MARSHALL/WARRENTON AGRICULTURAL AND FORESTAL DISTRICT** (Don Del Rosso, Staff)
 - AGFO-15-002536 – Edwin C. & Kimberly L. Jackson (Owners/Applicants), PIN 6955-11-7012-000, located at 7312 Oak Lane, Marshall, Virginia
8. **22nd ADDITION TO THE SOUTHERN FAUQUIER AGRICULTURAL AND FORESTAL DISTRICT** (Don Del Rosso, Staff)
 - AGFO-15-002575 – Michael & Brenda Morgan (Owners/Applicants), PIN 7849-11-3813-000, located at 2356 Cromwell Road, Catlett, Virginia

The staff report presentation was dismissed.

Mr. Ken Alm opened the public hearing.

In that there were no speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to forward items 7 and 8 to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

9. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002765** – A Zoning Ordinance Text Amendment to Section 5-104 to increase the size of accessory dwelling units allowed in the RA and RC zoning districts and to change how floor area is measured in all districts. (Kimberley Johnson, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

In that there were no speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Dell Ennis and seconded by Ms. Adrienne Garreau, it was moved to postpone this item for thirty (30) days with the public hearing closed.

The motion carried unanimously.

10. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002766** – A Zoning Ordinance Text Amendment to Sections 3-308, 5-805.1 and 6-102 to allow a recreational vehicle to be

temporarily utilized as a dwelling unit when repairing or rebuilding after casualty or natural disaster. (Kimberley Johnson, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

In that there were no speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

11. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002767** – A Zoning Ordinance Text Amendment to Section 3-300 to reduce the approval requirements for some commercial uses. (Kimberley Johnson, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

In that there were no speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Ken Alm and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

12. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-15-002807** – A Zoning Ordinance Text Amendment to Section 4-102 to reduce the minimum acreage for the establishment of a Planned Residential Development. (Kimberley Johnson, Staff)

Ms. Kimberley Johnson reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

In that there were no speakers, Mr. Ken Alm closed the public hearing.

On motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

13. **SPECIAL EXCEPTION AMENDMENT – SPEX-15-002645, FAUQUIER COUNTY BOARD OF SUPERVISORS (OWNER)/FAUQUIER COUNTY FIRE & RESCUE (APPLICANT) – FAUQUIER COUNTY FIRE & RESCUE TRAINING FACILITY** – An application to amend existing conditions of a Category 5 Special Exception (SPEX09-CR-002) for an outdoor technical training facility and a Category 11 Special Exception (SPEX09-CR-003) for a public safety facility. The properties are located at 8499 Bingham Road and 8790 Green Road, Cedar Run District. (PIN 6983-81-0145-000 and 6982-97-6871-000) (Ben Holt, Staff)

Mr. Ben Holt reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Assistant Fire Chief Darren Stevens, representing the applicant, described the changes that have taken place since the original approval of the training center in 2009 necessitating the need for the requested amendment.

Ms. Joanne Duncan, Green Road resident, shared her concerns for opening the Green Road access – how it will affect the community and that other options have not been thoroughly evaluated. Ms. Duncan expressed her frustration that the residents were originally told the entrance would remain closed and now it is under consideration to open it.

Ms. Natalie Ortberg, Green Road resident whose home fronts the proposed access, explained that she had to move her driveway due to the lack of sight distance and that a fatal accident occurred there. Ms. Ortberg stated that she supports the fire department which has been a great neighbor; however, she prefers they explore other options and keep this access closed.

Ms. Lee Ann Smith, Green Road resident, spoke in opposition to opening this access, but supports increased training for the fire department.

Ms. Sandy Stammler, Green Road resident, noted she also lives across from the proposed access and stated that she witnessed the fatal accident at this location. Ms. Stammler shared her concerns for the additional traffic and the dangerous nature of Green Road with hills, curves, poor sight distance and narrow width.

In that there were no further speakers, Mr. Ken Alm closed the public hearing.

After discussion, on motion made by Mr. Dell Ennis and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

**FAUQUIER COUNTY FIRE & RESCUE TRAINING CENTER
SPEX-15-002645**

1. Operation of the Safety Training Facility shall be consistent with the application of the Special Exception ~~Plat prepared by Timmons Group~~ Exhibit and submission materials, except as modified by these conditions.

- ~~2. Location of improvements shall be as generally shown on the Special Exception Plat, with exact locations subject to change due to environmental or topographic conditions, or compliance with regulations.~~
3. With the exception of clearing required to place the fire training facilities in the wooded areas on the site, existing vegetation will remain on the property to the maximum extent practicable.
4. No food preparation facilities shall be on-site.
5. ~~Site plan approval shall be required for the proposed project.~~ Future improvements, apart from the initial site plan, and approved as part of this Special Exception shall require a site plan amendment.
6. All privies shall be supplied with a waterless hand sanitizer and shall be made available to participants at a ratio of one privy per twenty-five persons.
7. Any existing water fixtures on-site shall be clearly marked as non-potable as was previously permitted.
8. All liquids, including oil, gasoline and antifreeze, shall be removed if actual vehicles are used for simulations.
9. All areas being initially cleared and graded shall be surrounded by fencing so that potential drainfield sites will not be affected. In addition, the existing drainfield and reserve areas shall be located and fenced to prevent disturbance.
- ~~10. PINs 6982-98-7086-000 and 6982-97-5456-000 shall be consolidated by plat or deed prior to occupancy permit.~~
11. A minimum of fifty feet of natural vegetative buffer shall be required and maintained along PIN 6982-97-5456-000 to screen the proposed burn building. This includes saving the existing vegetation and supplementing with evergreens where necessary.
12. The burn building shall be limited to a height of thirty-five feet.
13. All lighting on-site shall be turned off by 9:00 p.m. with the exception of Night Burns.
14. Live burns shall be limited to ~~24~~ 30 per year during the hours of 8:30 a.m. through 8:30 p.m. with the exception of Night Burns.
15. Night Burns shall be permitted six (6) times per year and shall be concluded by 10:00 p.m. Any on-site lighting shall be turned off by 11:00 p.m. for Night Burns.
16. The fire/rescue practical training site shall be used no more than ~~60~~ 120 days per year, with a maximum of ~~25~~ 38 personnel on-site.
17. Fire Training Center will be limited to use by Fauquier, Culpeper and Rappahannock Counties.
18. The Fauquier County Department of Emergency Services shall post the training and burn schedule on the Department's webpage.
19. A heliport is not part of the applications and shall not be permitted on-site.
20. There shall be no hazardous materials on-site.
21. The fire training safety facility shall be constructed and operate under the applicable National Fire Protection Agency (NFPA), Occupational Safety and Health Association (OSHA), and the Virginia Department of Fire Program guidelines.
- ~~22. The applicants shall work with the Director of Community Development on cost effective solutions to sound abatement.~~
- ~~23. Landscaping shall be installed along Green Road to screen the site. This landscaping shall include the heavy planting of understory trees, evergreens, woody ornamental trees and ornamental grasses. Landscape berms should be considered as part of the site plan.~~
- ~~24. The existing landfill entrance off of Route 29 shall be the only access to the site. Access to the landfill shall not be granted through the Green Road (Route 674) entrance. The Green~~

Road (Route 674) entrance shall be exclusively for the use and maintenance of the training facility, under the oversight of the Fauquier Department of Fire and Rescue (DFREM).

25. The Green Road (Route 674) entrance shall be constructed as a Moderate Volume Commercial Entrance meeting VDOT standards.
26. The private road to access the facility shall be constructed a minimum of 16 feet in width roadway with 4 foot shoulders. Road surface shall be comprised 6 inches of CTA and 4 inches of IM-19.
27. The gate at the Green Road (Route 674) entrance shall remain closed and locked when training is not in session.
28. Signage shall be placed at the entrance gate of the Green Road (Route 674) access, indicating "Public Safety Training Facility – No Access Permitted". Signage shall also be displayed during training days indicating "Fire and Rescue Training in Session".
29. ~~Training Participants shall access the site via Beach Road (Rt. 616) to Green Road (Rt. 674), travelling North on Green Road (Rt. 674).~~

The motion carried unanimously.

14. **COMPREHENSIVE PLAN AMENDMENT, REZONING AND SPECIAL EXCEPTION – COMA-15-002657, REZN-15-002655 & SPEX-15-002656, VIRGINIA ELECTRIC AND POWER COMPANY (OWNER/APPLICANT) – REMINGTON SOLAR FACILITY** – An application for a Comprehensive Plan Amendment to change the land use designation for approximately 205.84 acres of the property from Park/Open Space/Floodplain to Industrial with an allowance for an Electrical Production Facility; an application to rezone approximately 205.84 acres from Rural Agricultural (RA) to Industrial General (I-2); and an application for a Category 20 Special Exception to construct an electrical generating facility. The property is located at 11870 Lucky Hill Road, Lee District. (Portion of PIN 6888-83-5891-000) (Don Del Rosso, Staff)

Mr. Don Del Rosso reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Mr. James Eck, representing the applicant, thanked staff for their professionalism and noted that Dominion Power will be introducing Virginia's first 20 mega-watt facility with this project. Mr. Eck explained that it will support approximately 5,000 customers at peak and provide Fauquier County with \$1.4 million in economic benefit.

Ms. Dianne Corsello, representing the applicant, requested the Planning Commission recommend approval for the proposed amendment to the Comprehensive Plan, Rezoning and Special Exception applications.

Mr. Dan Pennell, Center District resident, spoke against the proposed solar facility and stated that the County should preserve the land.

Mr. Doug Hunter, Fredericksburg resident, stated that he supports alternative energy, but not at this location and suggested Dominion find an area that would not be as affected by the use.

Mr. Hunter requested that the Commission delay their recommendation in order for an impact study to be performed.

Ms. Terry Lucas, Cedar Run District resident, spoke in opposition and commented that this beautiful property will be destroyed to generate power for only 5,000 homes.

Ms. Nancy Kulig, Fairfax County resident, spoke against the solar project and noted that solar panels contain toxic materials and expressed concerns regarding health and environmental impacts, and disposal practices. Ms. Kulig suggested the solar farm be placed in a location with less impact on Fauquier County.

Ms. Maria Rodriguez, Lee District resident, urged the Commission to help save green space and the land.

Mr. Lewis Ray, Cedar Run District resident, stated that Dominion does not pay county taxes on the subject parcel.

Ms. Phyllis Giroux, Cedar Run District resident, commented that the land will be stripped in order to prepare for the installation of the solar panels and pointed out that Fauquier County's heritage is hunting and enjoying the land.

Dr. Tena Boyd Corbin, Marshall District resident, stated that she is an equine vet and as one of the many sport/dog enthusiasts in Fauquier County, she feels the individuals who operate the hunting preserve, kennel and sporting clays business are stewards of the land. Ms. Corbin suggested placing solar panels on buildings.

Mr. Neil Selby, Shady Grove owner, indicated that not all the facts have been considered and requested a postponement for sixty days. Mr. Selby added that his business has been in operation on the property for twenty-three years and the lease was granted for a lifetime.

Ms. Leslie Peszczynski, Scott District resident, expressed her concerns for solar panel maintenance, life expectancy and if the panels can be recycled. Ms. Peszczynski stated that her family will not be able to enjoy the land anymore.

Mr. Robert Wargo, Lee District resident and adjoining property owner, spoke in opposition and explained that he intends to build a home on the lot next to this green space which will now have an industrial view.

Ms. Jessica Swan, speaking on behalf of Citizens for Fauquier County (CFFC), requested a recommendation of denial and noted the location is part of the historic 2nd Battle of Rappahannock. Ms. Swan remarked that Dominion promised to maintain an open space to buffer the power station and should be held to that agreement.

Ms. Jessica Swan, Marshall District resident, commented that land use is for agriculture where there is a rich and robust economy and added that farmers feed you, Dominion does not. Ms. Swan suggested that there are opportunities to use alternative energy with new developments.

Mr. Chris Berger, Haymarket resident, stated that if Shady Grove leaves then he and his family will not return to Fauquier County.

Mr. Kenny Thorsted, Fredericksburg resident, stated that it would be a tragedy if this solar project is approved. Mr. Thorsted said there is better use of this land and with many other acres of land available he requested the Commission delay for further study.

Ms. Beth Sokohl, Maryland resident and President of the Potomac Valley Golden Retriever Club, stated that not only do they train and hold field trials at Shady Grove, they have selected Shady Grove to host the 2017 Golden Retriever National Specialty. Ms. Sokohl further stated that as an environmentalist, she is concerned about the impact to this green space and requested the Commission delay action for an environmental impact analysis.

Ms. Beth Coleman, Lynchburg resident, concurred with previous speakers that the proposal is not benefitting Fauquier County and requested the Commission delay action for an environmental study.

Ms. Virginia Dorkey, Lee District resident, expressed her concerns for allowing a business to expand at the expense of the community and its impacts to Remington's tourism. Ms. Dorkey noted that residents along Morgansburg Road already have the power plant in their viewshed and now will include a solar panel field.

Mr. John Gouldthorpe, Lee District resident, spoke in opposition and explained that he owns a historic farm at the highest point on Morgansburg Road where he has a view of the power plant, power lines and now will have a view of the solar panel field.

Ms. McKenzy Cupps, Center District resident, said that she learned to shoot at Shady Grove with her family. Ms. Cupps commented that people think the younger generation only plays with electronic devices and don't understand how valuable places like Shady Grove is to them.

Mr. Eric Whitacre, Vice President of the Rappahannock River Retriever Club and Manassas resident, stated that in April they held an event with more than 250 entries over three days at Shady Grove, where the club and 90 participants spent approximately \$30,000 combined in gas, lodging and food within the area. Mr. Whitacre stated that these events have a great economic impact on the County.

In that there were no further speakers, Mr. Ken Alm closed the public hearing. Mr. John Meadows thanked everyone for coming. He noted that this property is important to the region and to him; however, VA Power owns the land and has terminated the lease. An emphasis has been placed on finding a new home for Shady Grove Kennel.

Mr. James Eck, representing Dominion, noted for the record that Dominion does pay taxes, will be compliant with DEQ, has completed environmental studies, will have to have an approved SWM plan and most importantly are part of the community.

After discussion, on motion made by Mr. John Meadows and seconded by Mr. Dell Ennis, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following revised conditions:

REMINGTON SOLAR FACILITY
COMA-15-002657, REZN-15-002655 & SPEX-15-002656

1. The site shall be in general conformance with the information and exhibits submitted with the Rezoning, Special Exception and Concept Development Plan, except as modified by the associated conditions and as required by the Fauquier County Zoning Ordinance.
2. A 75-foot setback shall be required along the perimeter of the portion of the property zoned Industrial General (I-2), **except along the western property line that abuts the railroad line, where a 50-foot setback shall be required.**
3. A 50-foot landscaped buffer consisting of dense evergreens or a combination of dense evergreens and berms shall be required and maintained along the perimeter of the portion of the property zoned Industrial General (I-2), except along the western property line that abuts the railroad line.
4. Should existing trees along the western property line abutting the railroad line be removed, the applicant shall replace them with a 30-foot wide landscaped buffer consisting of dense evergreens.
5. Where trees exist in Future Development Areas, tree preservation buffers, 100 feet in width measuring from the property line toward the interior of the property, shall be required.
6. The proposed fencing that will enclose the solar generating facility shall satisfy applicable Fauquier County Zoning Ordinance requirements.
7. Lighting shall be limited to the minimum necessary for security purposes. All lighting shall be fully shielded in compliance with the Fauquier County Zoning Ordinance. Site Plan approval is required for all lighting.
8. All signage on-site shall comply with the standards set forth in the Fauquier County Zoning Ordinance.
9. A stormwater management plan shall be provided with 1st submission Site Plan review documents.
10. Prior to any land disturbance, the applicant shall delineate and avoid the existing drainfield during construction.
11. Hours of construction and deliveries shall be limited to 8:00 a.m. until 7:00 p.m. This limitation shall not apply to project-related meetings on-site.
12. Noise levels shall meet applicable performance standards and requirements contained in the Fauquier County Zoning Ordinance.
13. The existing “Primary” and “Secondary” entrances shall satisfy all applicable Virginia Department of Transportation (VDOT) requirements.

14. The applicant shall obtain and, as necessary, maintain all applicable federal, state and local permits.
15. Should the solar facility be taken out of permanent service for more than 18 months, the dismantling of the solar facility and associated uses shall conform to all applicable State Corporation Commission requirements and shall be removed at the owner's expense.
16. A Site Plan shall be required for the use.

The motion carried unanimously.

15. **REZONING – REZN-15-002660 – BEALTON FINANCIAL, LLC (OWNER/APPLICANT) – WEXFORD VILLAGE** – An application to amend a previously approved Rezoning (REZN08-LE-001) to allow for additional commercial uses. The properties are located in the Bealeton Service District on Marsh Road (Route 17) across from Village Center Drive (Route 859), Lee District. (PIN 6899-24-0759-000 and 6899-25-0237-000) (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report, a copy of which is attached to and made part of these official minutes.

Mr. Ken Alm opened the public hearing.

Mr. Joe Wiltse, applicant's representative, indicated that this option is an interim plan in trying to move the project forward and he welcomes any guidance and support.

Ms. Jessica Swan, speaking on behalf of CFFC, recommended the Commission postpone action and noted this option is going backwards. She noted the proffers allow changes due to marketing conditions, allow RV and warehouse storage, as well as issues with the timing of road improvements.

Mr. Lewis Ray, Cedar Run resident, suggested that roads should be completed before allowing occupancy.

In that there were no further speakers, Mr. Ken Alm adjourned the public hearing.

After discussion, on motion made by Mr. John Meadows and seconded by Ms. Adrienne Garreau, it was moved to postpone this item for up to ninety (90) days with the public hearing left open.

The motion carried 4 – 1, as follows:

AYES: Ms. Adrienne Garreau, Mr. Ken Alm, Mr. John Meadows and
Mr. Dell Ennis

NAYS: Mr. Bob Lee

ABSTENTION: None

ABSENT: None

In that there was no further business, the meeting was adjourned at 9:50 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.

***THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING
COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS***